

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Hale Champion, Director  
SUBJECT: Zoning Commission

May 7, 1969

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Re: Map Amendment Application No. 72  
Edward Kurker, Trustee  
Kirk Realty Trust  
Willet Street near Washington Street,  
West Roxbury

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The petitioner seeks to change two areas of land, each of them containing 15,000 square feet, from an S-.5 (single family with a floor area ratio of .5) district to two H-2 (apartment, with a floor area ratio of 2) districts in the West Roxbury section of Boston. These vacant parcels are located on the northeast side of Willet Street, northwest from the intersection of Willet and Washington Streets. The two parcels are separated by a vacant parcel of 5,000 square feet. The parcel nearest to Washington Street abuts other land of the petitioner which was rezoned to an H-2 district by Map Amendment No. 47 in August of 1968. The Boston Redevelopment Authority was opposed to the earlier application pending a land use study of the general area.

This part of Washington Street has been the site of scattered apartment developments mixed with single family houses, local businesses, and undeveloped land. The densities of population on the apartment properties are in sharp contrast with the abutting single family density. The map amendments and variances which have allowed their construction are subject to criticism as spot zoning.

The Boston Redevelopment Authority is opposed to this application for the following reasons:

1. Influx of population in recent years has already created overcrowding at Beethoven Elementary School, which is using demountable classrooms to accommodate the enrollment.
2. Rezoning two non-contiguous parcels leaving one lot between them is subject to a claim of spot zoning.

3. The uneven, wooded terrain is better suited to low density development.

4. The spreading of apartment development into this side street would be detrimental to the single family character of abutting land. Recommend denial.

VOTED: That in connection with Map Amendment Application No. 72, brought by Edward Kurker, Trustee for the Kirk Realty Trust, to change two areas of land, each 15,000 square feet, from a single family (S-.5) district to two apartment (H-2) districts, the Boston Redevelopment Authority recommends denial. The unplanned apartment development which is taking place along Washington Street is in sharp contrast with the single family character of the area. Rapid population growth is overburdening the local school and other municipal services. The particular parcels involved are wooded and hilly and unsuited to intensive development.







TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

DATE: May 7, 1969

SUBJECT: Authorization to Petition the Zoning Commission  
for an Urban Renewal Area Zoning Designation in  
Washington Park - Parcel G-3

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Pursuant to the Washington Park Urban Renewal Plan, Parcel G-3 (containing approximately 16,250 square feet of vacant land) is designated as a Disposition Parcel to be developed for the construction of a Beauty Salon with ancillary facilities. Parcel G-3 is presently zoned in an L-1 (Local Business) District and is bounded generally by Washington Street, Westminster Avenue and Cobden Street.

To develop the proposed Beauty Salon on this particular parcel would result in a zoning code violation with respect to the rear yard requirements. Therefore, it is requested that the Authority authorize the Director to petition the Zoning Commission to designate Disposition Parcel G-3 as an Urban Renewal Area. This zoning designation would relieve the developer Mrs. Josephine Holley from all dimensional requirements of the zoning code except Floor Area Ratio, Off-Street Parking, and Permitted Use provisions. The objective, therefore, is to facilitate the development of this Disposition Parcel by eliminating the necessity of seeking Board of Appeal approval for minor zoning violations which are otherwise subject to the Design Review process of the Boston Redevelopment Authority.

VOTED: That the Director is hereby authorized to petition the Zoning Commission to request the designation of Disposition Parcel G-3 located within the Washington Park Urban Renewal Area and presently zoned in an L-1 (Local Business) District to an L-1U (Local Business Urban Renewal Area) District.







Text Amendment Application No. 13  
 Back Bay Federation for Community Development  
 Parking Lots - a Conditional Use in B-4,  
 B-8 and B-10 Districts

The petitioner seeks to change the text of the Boston Zoning Code by striking out Use Item 58 (Parking Lot) in Section 8-7 and substituting an amended text which would merely change the parking lot use item from an Allowed Use to a Conditional Use in B-4, B-8 and B-10 districts. The proposed amendment (see attached) will not affect any other provisions of the Zoning Code.

Although the petitioner was originally concerned with the undesirability of open parking lots along Newbury Street in the Back Bay district, it is the opinion of the staff that reasons for restricting open parking lots on Newbury Street apply to intensely developed Business districts throughout the city. In terms of land use, parking lots are most unproductive; they offer an insignificant tax return when compared to the value of the land they occupy; and they tend to reflect an unsightly and depressing influence on the surrounding properties. Undoubtedly, high density business districts require adequate commercial parking facilities; however, such requirements are better accommodated by parking garage facilities rather than parking lots.

The existing B-4, B-8 and B-10 districts are located in downtown Boston, the Back Bay, and Kenmore Square. There are presently a number of parking lots in these districts which would not be disturbed by this proposed amendment. Additional parking lots, however, would require a Condition Use permit and approval by the Board of Appeal. The staff is of the opinion that the proposed amendment would provide a much desired review and regulation over parking lots in the high density Business districts. Recommend approval.

VOIRED: That in connection with Text Amendment Application No. 13 to amend Use Item 58 (Parking Lot) of Table A, Section 8-7, by changing a parking lot from an Allowed Use Item to a Conditional Use Item in the B-4, B-8 and B-10 Districts, the Boston Redevelopment Authority recommends approval. Open air parking lots represent an unproductive land use, offer insignificant tax return when compared to the value of the land they occupy, and tend to reflect an unsightly and depressing influence on the surrounding properties. While commercial parking facilities are vital in downtown business areas, they are better accommodated by parking garage facilities rather than parking lots. Making the Use Item Conditional in B-4, B-8 and B-10 districts would provide a much desired review and regulation over parking lots by the Board of Appeal in the high density Business Districts. Recommend approval.



Re: Map Amendment Application No. 76  
New England Baptist Hospital and  
Robert B. Brigham Hospital  
Parker Hill Avenue, Roxbury

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The petitioners seek to change an area of land (approximately 23 acres) from an R-.8 (General Residential with a floor area ratio of .8) to an H-4 (Apartments with a floor area ratio of 4) district located in the Parker Hill District of Roxbury. The parcel is bounded by Fisher Avenue, land of the City of Boston (McLaughlin Playfield), Parker Hill Avenue, Oswald Street, Iroquois Street and Sachem Street.

The area contains the New England Baptist Hospital complex, the Robert B. Brigham Hospital complex, which is being acquired by the New England Baptist Hospital, and a large parcel of vacant land on the south side of Parker Hill Avenue. On the north side of Parker Hill Avenue there is a hospital parking lot, six houses and vacant land.

A hospital is a forbidden use in an R-.8 district; it is an allowed use in an H district. Thus rezoning to an H district would recognize the long established hospital use in this area.

The staff of the Authority is of the opinion that high rise development on this parcel would effectively dramatize the topography of the existing hill with no ill effects on the surrounding area. However, high rise development should be balanced by a generous amount of open space. The hospital's 20 year development plan indicates a proposed floor area ratio of 1.1. Therefore, the hospital's objectives can be served with the granting of an H-2, rather than an H-4 district. Furthermore, the H-2 rezoning would be more compatible with the existing adjacent R-.8 and H-1 districts.

VOTED: That in connection with Map Amendment Application No. 76, brought by the New England Baptist Hospital and the Robert B. Brigham Hospital to change approximately twenty-three acres of land from an R-.8 (General Residential) district to an H-4 (Apartment) district, the Boston Redevelopment Authority recommends denial of a change to an H-4 district but approval of a change to an H-2 district. The Authority is of the

opinion that the area should be rezoned to an H (apartment) district to reflect the existing institutional character of the area. In terms of density, however, the Authority is of the opinion that the petitioners can accomplish their proposed expansion program with a lesser density of two (2). The lower density would be more compatible with the existing residential surroundings.



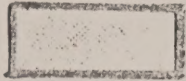
# PLAN OF LAND ROXBURY MASS.

## LEGEND

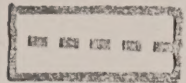
MAP AMENDMENT AP. #76

0 200 400ft.

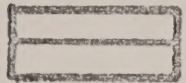
AREA INVOLVED



AREA NOTIFIED



ZONE BOUNDARY



ZONING MAP NO. 6





II. BOARD OF APPEAL REFERRALS

5.

Re: Petitions Nos. Z-1439-Z-1444  
Forbes Realty Co.  
1714-1736 Commonwealth Avenue, Boston

Petitioner seeks six Forbidden Use Permits and two variances for a change of occupancy from six to eight apartments in each of five buildings and from seven to eight apartments in one building in an Apartment (H-1) district. The proposal would violate the code as follows:

|   |   | <u>Req'd.</u> | <u>Proposed</u> |
|---|---|---------------|-----------------|
| <u>1714 Commonwealth Ave - 6-8 apartments</u> |   |               |                 |
| Sect. 8-7                                     | Any dwelling converted for more families and not meeting the requirements of lot area and open space is Forbidden in an H-1 district.     |               |                 |
| Sect. 14-2                                    | Lot area for additional dwelling unit is insufficient   | 1000 sf/du    | 0               |
| Sect. 17-1                                    | Open space is insufficient  | 400 sf/du     | 264 sf/du       |
| <u>1718 Commonwealth Ave - 6-8 apartments</u> |   |               |                 |
| Sect. 8-7                                     | Any dwelling converted for more families and not meeting the requirements of the lot area and open space is Forbidden in an H-1 district. |               |                 |
| Sect. 14-2                                    | Lot area for additional dwelling unit is insufficient   | 1000 sf/du    | 0               |
| Sect. 17-1                                    | Open space is insufficient  | 400 sf/du     | 268 sf/du       |
| <u>1722 Commonwealth Ave - 6-8 apartments</u> |   |               |                 |
| Sect. 8-7                                     | Any dwelling converted for more families and not meeting the requirements of lot area and open space is Forbidden in an H-1 district.     |               |                 |
| Sect. 14-2                                    | Lot area for additional dwelling unit is insufficient   | 1000 sf/du    | 0               |
| Sect. 17-1                                    | Open space is insufficient  | 400 sf/du     | 271 sf/du       |
| <u>1726 Commonwealth Ave - 6-8 apartments</u> |   |               |                 |
| Sect. 8-7                                     | Any dwelling converted for more families and not meeting the requirements of lot area and open space is Forbidden in an H-1 district.     |               |                 |
| Sect. 14-2                                    | Lot area for additional dwelling unit is insufficient   | 1000 sf/du    | 0               |
| Sect. 17-1                                    | Open space is insufficient  | 400 sf/du     | 258 sf/du       |
| <u>1730 Commonwealth Ave - 6-8 apartments</u> |   |               |                 |
| Sect. 8-7                                     | Any dwelling converted for more families and not meeting the requirements of lot area and open space is Forbidden in an H-1 district.     |               |                 |
| Sect. 14-2                                    | Lot area for additional dwelling unit is insufficient   | 1000 sf/du    | 0               |
| Sect. 17-1                                    | Open space is insufficient  | 400 sf/du     | 188 sf/du       |



|  |   | <u>Req'd.</u> | <u>Proposed</u> |
|--|---|---------------|-----------------|
| <u>1734-1736 Commonwealth Ave - 7-8 apartments</u> |   |               |                 |
| Sect. 8-7  | Any dwelling converted for more families and not meeting the requirements of lot area and open space is Forbidden in an H-1 district. |               |                 |
| Sect. 14-2   | Lot area for additional dwelling unit is insufficient   | 1000 sf/du    | 0               |
| Sect. 17-1   | Open space is insufficient  | 400 sf/du     | 273 sf/du       |

The property, located on Commonwealth Avenue near the intersection of Commonwealth Avenue and Sutherland Road, contains six three-story structures. The petitioner proposes to increase the occupancy of the six apartment dwellings a total of 11 units. The proposal represents an undesirable overcrowding of the land and would intensify the existing traffic congestion in the area. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-1439-Z-1444, brought by Forbes Realty Co., 1714-1736 Commonwealth Avenue, for six Forbidden Use Permits and variances of insufficient lot area for additional dwelling unit and open space for a change of occupancy from 6 to 8 apartments in each of five buildings and from seven to eight apartments in one building in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposal represents an undesirable overcrowding of the land and would intensify the existing traffic congestion in the area.







Re: Petition No. Z-1445  
Hart Realty Trust  
63 Colonial Avenue, Dorchester

Petitioner seeks a Conditional Use Permit and a variance to erect a one story addition to a retail catering and office structure in a Light Manufacturing (M-1) district. The proposal would violate the code as follows:

Req'd.                      Proposed

Sect. 9-1      Extension of a non-conforming use requires a Board of Appeal hearing.

Sect. 18-1      Front yard is insufficient                      20 ft.                      1 ft.

The property, located on Colonial Avenue at the intersection of Colonial and New England Avenue, contains a one story food catering structure. The proposed one story extension would not adversely effect the adjacent properties in this industrial-residential neighborhood. Adequate off-street parking would be provided. Recommend approval.

VOTED: That in connection with Petition No. Z-1445, brought by Hart Realty Trust, 63 Colonial Avenue, Dorchester, for an extension of a non-conforming use and a variance of insufficient front yard to erect a one story addition to a retail catering and office structure in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The proposed extension would not adversely effect the adjacent properties in this industrial-residential neighborhood.



Rt. Rev. Msgr. Francis J. Lally, Chairman of the Authority, and James G. Colbert, George P. Condakes and Patrick Bocanfuso, members of the Authority were present throughout the hearing.

B. The Project. The Project consists of the purchase by Tremont Homes, Inc. of South End Urban Renewal Area Disposition Parcels RC-4 and RC-5 (hereinafter called "the Project Area"), and the construction, operation and maintenance thereon of three buildings, consisting of approximately 82 dwelling units with appurtenant facilities including a community area, landscaping, walkways, driveway, and such on-site parking facilities as will provide 60 parking spaces. Said Parcels RC-4 and RC-5 are shown on plan of land entitled "Delivery Parcel Plan, South End Urban Renewal Area, Project No. Mass. R-56, Boston, Suffolk County, Massachusetts" prepared by Charles A. Maguire and Associates, Boston, Massachusetts. (Exhibit B of the Application)

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.



D. Amendment to Application. Subsequent to the public hearing, but prior to the adoption of this "Report and Decision" by the Authority, the applicants proposed on April 30, 1969, to amend the Application and, more particularly, Exhibit D filed therewith. The amendment is enumerated below:

1. Amend Exhibit D by the deletion therefrom of "IV. Zoning" and the substitution therefor of the following:

IV. Zoning Code

1. Permission is sought to deviate from article 23-9d of the Zoning Code which requires parking spaces to be 20' long. In accordance with Federal Housing Administration standards and because of restricted site, parking spaces are 16' plus 2' overhang.
2. Permission is sought to deviate from article 18-1 of the Zoning Code, which requires a front yard depth of 20' from lot line. In accordance with neighborhood practice and Federal Housing Administration standards, front yards are 12'.
3. Permission is sought to deviate from article 19-6b of the Zoning Code, which requires a side yard of 10'. In keeping with neighborhood practice and Federal Housing Administration standards, side yards, where required, are 7'.

The Authority finds that the above-proposed changes amending the Application are not fundamental and that a new public hearing is not required pursuant to Chapter 652, Section 13, of the Acts of 1960, as amended.



E. The Project Area. The Project as defined in the Application constitutes a "Project" within the meaning of said Chapter 121A, Section 1, of the General Laws, providing, as it does, for the construction, operation and maintenance of decent, safe and sanitary residential buildings in part of an area which was previously declared to be a substandard and decadent area under Chapter 121 of the General Laws by the Authority on September 23, 1965. This finding was concurred in by the Boston City Council in its resolution approving the South End Urban Renewal Plan, and by the Commonwealth of Massachusetts Department of Community Affairs, then known as the State Housing Board, and the Project Area was taken by the Authority by eminent domain in furtherance of said Urban Renewal Plan.

Conditions exist which warrant the carrying out of the Project in accordance with the legislative mandate contained in Chapter 121A of the General Laws and the Application constitutes a "Project" within the meaning of that law. As stated above, the Project Area is included within an area which the Authority has already found to be substandard and decadent under the provisions of Chapter 121 and has been taken by eminent domain.

The purposes of Chapter 121A and Chapter 652 of the Acts of 1960, as amended, will be met by the carrying out of the Project as it will provide desirable housing accommodations for low to moderate income families, especially those with children, of which there is a serious shortage in Boston.



F. Cost of the Project. In the opinion of the Authority, the cost of the project has been realistically estimated in the Application and the Project is practicable. The Applicants have applied for a mortgage insurance commitment from the Federal Housing Administration to insure the mortgage in the amount of \$1,640,000 under Section 221(d)(3) of the National Housing Act. All of the funds which will be required in addition to those obtained from the Federal Housing Administration mortgage financing are already available to the Applicants. Simultaneously with the execution of the Land Disposition Agreement between the Authority and Tremont Homes, Inc., Tremont Homes, Inc. will deposit with the Authority 20% of the purchase price for the Project Area and the balance of said purchase price will be paid simultaneously with the conveyance of the Project Area by the Authority to Tremont Homes, Inc.

G. Master Plan. The Project does not conflict with the Master Plan of the City of Boston. In resolutions adopted by the Authority on September 23, 1965, in approving the South End Urban Renewal Plan, it was found and determined that such Urban Renewal Plan conforms to the Master Plan, as amended, for the locality. The Project conforms to the South End Urban Renewal Plan, as amended.

H. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the public safety or convenience or be inconsistent with the most suitable



development of the City. The Project will in fact forward the best interests of the City and will constitute a public use and benefit. The structures to be erected under the Project are attractive and efficiently designed apartment buildings with ample light and air and appurtenant green spaces and will enhance the general appearance of the Area and furnish attractive and necessary accommodations for families of low to moderate income.

Exhibit F of the Application sets forth amounts to be paid by agreement by the 121 Corporation to the City of Boston, in addition to the excise prescribed by Section 10 of Chapter 121A.

The carrying out of the Project will not of itself involve the destruction of buildings occupied in whole or in part as dwellings, since such demolition will be completed by the Authority in carrying out its Urban Renewal Plan referred to above. All of the families presently residing in the Project Area will be satisfactorily relocated by the Authority. The Project will provide approximately 82 new dwelling units within the Project Area.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston.

I. Minimum Standards. The minimum standards for financing, construction, maintenance, and management of the Project as set forth in Exhibit E filed with and attached to the Application are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to the Project for the same period as the Project is subject to the provision:



of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended. The Authority hereby approves any financing made pursuant to Paragraph 8 of the Application which is insured by the Federal Housing Administration notwithstanding that the amount thereof is in excess of 90% of the estimated cost of the Project.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than fifty pupils, or as a public or private hospital having more than twenty-five beds, or as church.

The Application contains no request that the Authority declare the units separate buildings for the purposes of Chapter 138 of the General Laws.

J. Deviations. Exhibit D filed with and attached to the Application, sets forth the following requests for the Project to deviate from zoning and other regulations in effect in the City of Boston:

I. BUILDING LAWS

A. Permission is sought to deviate from Section 1804 of the Building Code, which provides that each tenant of a multi-family building shall have at least two remote exits. Second floor efficiencies and 2-bedroom units have a single egress, as has been approved in similar recent projects.

B. Permission is sought, for reasons of economy, to deviate from Section 1005b and 1804 of the Building Code, which could be interpreted to forbid exits leading to the roof. Second egress from upper floor duplexes is by means of a stair to roof and return through a second stair.

C. Permission is sought, in accordance with usual practice, to deviate from Section 1808f of the Building Code, which requires that stairs used as required exits shall be constructed of incombustible materials. Private stairs in duplex units, used for egress, are constructed of wood with one-hour rated ceiling separating flights.

D. Permission is sought to deviate from Sections 1817b, c, 1503a, and 1004a, b, which require that interior stairways used as exits shall have an enclosure with two-hour rating and self-closing doors. Private stairs in duplex units, used for egress are not enclosed for reasons of tenants convenience and to preserve the residential character of the unit.

E. Permission is sought to deviate from Section 1806b of the Building Code which requires that both sides of a doorway exit be level for 3 feet. Door at foot of private stair to roof, used as exit, has no landing on stair side in accord with usual practice.

F. Permission is sought to deviate from Section 1808d of the Building Code which requires that an exit stair serving ten or more persons be 36" wide. Private stair in end condition 4 BR units serving more than 10 persons as defined by Section 1003a, is 2' -9  $\frac{1}{4}$ " clear.

G. Permission is sought to deviate from Section 2211b of the Building Code to use fire-resistant wallboard construction to achieve a one-hour fire rating. This is now established practice, but not yet recognized by the Code.

H. Permission is sought to deviate from Section 1406g of the Building Code which requires that exterior masonry panel wall must be 8" thick. Panel wall is 5  $\frac{5}{8}$ " thick, which exceeds one-twentieth of the unsupported height.



I. Permission is sought to deviate from Section 2003c of the Building Code which requires that all construction on a roof must be of incombustible materials. Fences between roof terraces are wood for reasons of economy.

J. Permission is sought to deviate from Section 1007b of the Building Code which forbids ceilings less than 8'. Ceilings are 7'-6", as has been accepted in a number of similar projects.

K. Permission is sought to deviate from Section of the Building Code which requires that window area shall equal 1/8 floor area. In master bedrooms, in order to achieve standardization of window types for appearance and economy, windows follow FHA standard of 1/10 floor area.

L. Permission is sought to deviate from Section 3109e of the Building Code which requires fixtures to be separately vented. Wet venting of water closets and bathtubs is provided consistent with practices in other areas of the country and the National Building Code.

## II. HEALTH LAWS

No permission required.

## III. FIRE LAWS

No permission required.

## IV. ZONING CODE

1. Permission is sought to deviate from article 23-9d of the Zoning Code which requires parking spaces to be 20' long. In accordance with Federal Housing Administration standards and because of restricted site, parking spaces are 16' plus 2' overhang.

2. Permission is sought to deviate from article 18-1 of the Zoning Code, which requires a front yard depth of 20' from lot line. In accordance with neighborhood practice and Federal Housing Administration standards, front yards are 12'.

3. Permission is sought to deviate from article 19-6b of the Zoning Code, which requires a side yard of 10'. In keeping with neighborhood practice and Federal Housing Administration standards, side yards, where required, are 7'.

The Authority is satisfied, by reliable and generally accepted tests, or by experience in other cities, and on other FHA projects, that the designs, construction, materials, apparatus, equipment or methods specified in the Application and supporting documents, and in the evidence presented at the hearing will sufficiently satisfy the purpose for which it or they are to be used and the intent and purposes of the applicable laws, codes, ordinances, or regulations respectively.

The Authority hereby grants permission for the Project to deviate from such zoning and other regulations in effect in the City of Boston as set forth in Exhibit D filed with and attached to the Application, and listed above.

The Authority hereby finds that the Application, as amended and the Project conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, Chapter 652 of the Acts of 1960, as amended, and the applicable Rules and Regulations of the Authority, and the Authority for these reasons and for the reasons set forth in the Application, as amended and supporting documents, and the evidence presented at the hearing, and in this report, hereby approves the Project and consents to the formation of Charlesview, Inc., as requested in the Application, as amended and consents to the filing of the Articles of Organization for such corporation substantially in the form annexed to said Application, as amended.



MEMORANDUM

MAY 7, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: REPORT AND DECISION ON CHAPTER 121A APPLICATION  
BY ROYDEN C. RICHARDSON AND OTHERS  
PARCELS RC-4 AND RC-5  
SOUTH END URBAN RENEWAL AREA MASS. R-56

135  
5/7

SUMMARY: This memo requests that the Board adopt the Report and Decision approving the 121A project for Parcels RC-4 and RC-5 in the South End Urban Renewal Area and consenting to the formation of Tremont Homes, Inc.

A public hearing was held by the Authority on April 17, 1969, on an Application filed by Royden C. Richardson and others for authorization and approval of a redevelopment project under Chapter 121A of the Massachusetts General Laws and Chapter 652 of the Acts of 1960, as amended, and for consent to the formation of Tremont Homes, Inc., a corporation to be organized under the provisions of said Chapter 121A for the purposes of undertaking and carrying out the Project.

The 121A Application, dated March 19, 1969, has been examined and found to contain sufficient evidence in support of the proposed undertaking to permit the Authority to proceed with the adoption of the attached Report and Decision approving the project. In the opinion of the General Counsel, the amendments to the Application, which were submitted April 30, 1969, and set forth in Paragraph D of the Report and Decision, are not fundamental and a new public hearing is not required pursuant to Chapter 652, Section 13 of the Acts of 1960, as amended.

This development presents an opportunity for the construction of much needed and desirable low to moderate income housing in the South End Urban Renewal Area. As indicated by the Applicants at the public hearing and as stated in the application, three four-story apartment buildings will be developed on this site and will contain 82 apartments of one-, two-, three-, and four-bedroom unit composition. Approximately 25 of the larger units will be made available to low income families through a long-term leasing arrangement with the Boston Housing Authority.

The Redeveloper expects to receive an FHA mortgage insurance commitment in the amount of \$1,640,000 late this spring at which time the FHA initial closing will be scheduled. Construction work will be commenced within one month of the closing.

As required by Chapter 121A of the General Laws, I recommend that the Authority adopt the Report and Decision on the Project and consent to the formation of Tremont Homes, Inc.

An appropriate vote follows:

VOTED: That the Document presented at this meeting entitled "Report and Decision on Application by Royden C. Richardson and Others, Parcels RC-4 and RC-5, South End Urban Renewal Area for Approval of the Redevelopment Project and Consent to the Formation of Tremont Homes, Inc." be and hereby is approved and adopted.